

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: April 3, 2009

TO: Stephen Gardner, Project Manager, Planning

FROM: Theresa M. Stein, Planner, Zoning Administration

CASE NUMBER AND NAME: SPEX-2007-0053 2nd Submission
Washington Immanuel Presbyterian Church

TAX MAP / PARCEL NUMBER: /91////////8A 243-49-8730

Zoning staff has reviewed the 2nd submission materials for a church use in the A-3 zoning district. The issue of the pump and haul permit is unresolved: the applicant was not approved for a permanent pump and haul permit for the proposed use, and the existing pump and haul permit, issued for 31 to 45 employees, is insufficient to accommodate the proposed 250-seat church. The Transportation and Land Use Committee has requested additional information, which is pending. In addition, the existing buildings do not have an approved site plan or site plan amendment. The existing occupancy and zoning permit are for a single family dwelling unit. In addition, the following comments remain outstanding:

1. **Original comment:** *"Section 5-900(C). The Applicant is proposing a new access point to the site off of Evergreen Mills Road (Route 621), which is classified as a major collector per the Countywide Transportation Plan (CTP). Pursuant to §5-900(C), new access points to major collector roads shall be limited to locations at existing median breaks, planned median breaks or other locations approved by Loudoun County or VDOT."* Zoning staff requests an affirmative acknowledgement from OTS that the elimination of the existing entrance and construction of a new entrance is approved by OTS or VDOT. Pursuant to direction from OTS, the applicant must demonstrate that sight distances are adequate for the new entrance.
2. **Original comment:** *"Table 5-1414(B)(2). Type II Side buffer yards must be a minimum of 20 ft. and a maximum of 30 ft. in width. Revise the plat accordingly. Be advised that no portion of the parking lot may be located within the buffer yard per §5-1408."* Sheet 1, General Note 12, of the SPEX plat states that the northern and western perimeter of the subject property has existing trees that will be used to fulfill the buffer planting requirements. Existing trees may be counted toward the required buffer where it fulfills the requirement. The SPEX plat has not provided sufficient information to determine that they meet the required Type 2 side and rear buffers. Revise the note to state that "existing vegetation that is suitable for use in compliance with buffer requirements may be used toward the buffering requirement, which will be determined at the time of site plan"
3. **Original comment:** *"Section 5-1508. County records indicate that Moderately Steep Slopes (15-25%) only are present on the property. Verify that Very Steep Slopes (>25%) are present."* Provide documentation used to locate the moderately and very steep slopes upon the site so that the information can be verified, and the County records updated, if necessary.